

# Byron Municipal Advisory Council



**Linda Thuman, Chair**

**Office of Supervisor Diane Burgis**  
**Contact: Lea Castleberry**  
**3361 Walnut Blvd., Suite 140**  
**Brentwood, CA 94513**  
**925-252-4500**

Linda Thuman, Chair  
Mike Nisen, Vice Chair  
Steve Larsen, Councilmember  
Dennis Lopez, Councilmember  
Ron Schmit, Councilmember

*The Byron Municipal Advisory Council serves as an advisory body to the  
Contra Costa County Board of Supervisors.*

## **BYRON MAC AGENDA**

**Tuesday, July 27, 2021**  
**6:00p.m.**

*To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Byron Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.*

### **Board meetings can be accessed via Zoom:**

<https://ccccounty-us.zoom.us/j/2830849836>

**or**

**Dial In: (888) 278-0254**  
**Conference code: 142291**

### **To access the full agenda packet, please visit:**

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/3616?html=true>

The Byron Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

**1. Call to Order/Roll Call**

**2. Approval of Agenda**

**3. Public Comment (3 minutes per speaker)** *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.*

**4. Agency Reports**

- a. Contra Costa Sheriff's Department
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Office of Supervisor Diane Burgis

**5. Items for Action and/or Discussion**

- a. Revised Agency Comment Request CDLP21-02022: Applicant requests a Land Use Permit to amend existing county file CDLP14-02019 to extend hours of operation including events midweek, extend overall person capacity, and extend parking area to neighboring leased lot. (*Applicant Ric Campos, Campos Family Vineyards*)

**6. Presentations**

- a. Presentation by the Contra Costa Resource Conservation District on Illegal Dumping (*Ben Weise, Agriculture Conservation Manager*)

**7. Consent Items**

*All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.*

- a. Draft Record of Actions – June 22, 2021

**8. Correspondence (R= Received S=Sent)**

- a. R-06/30/21 County Zoning Administrator Agenda for July 7, 2021
- b. R-06/23/21 Notice of Public Hearing for July 7, 2021
- c. R-06/30/21 County Planning Commission Agenda for July 14, 2021
- d. R-07/15/21 County Zoning Administrator Agenda for July 19, 2021
- e. R-07/20/21 County Planning Commission Agenda for July 28, 2021

**9. Future Agenda Items**

**10. Adjourn**

# Byron Municipal Advisory Council



Linda Thuman, Chair

Office of Supervisor Diane Burgis  
Contact: Lea Castleberry  
3361 Walnut Blvd., Suite 140  
Brentwood, CA 94513

Respectfully submitted by:  
Deputy Chief of Staff, Lea Castleberry

*The Byron Municipal Advisory Committee serves as an advisory body to the  
Contra Costa County Board of Supervisors and the County Planning Agency.*

## **Draft Record of Actions**

**6:01 p.m.**

**June 22, 2021**

**MEMBERS PRESENT:** Chair Linda Thuman, Councilmember Larsen, and Councilmember Schmit

**MEMBERS ABSENT:** Councilmember Lopez and Vice Chair Nisen

**APPROVAL OF AGENDA:** Motion to approve the agenda as presented made by Thuman. Second made by Schmit. Motion Carried 3-0. AYES: Larsen, Schmit, and Thuman.

**PUBLIC COMMENT:**

Paula – requesting extra patrol on Fourth of July’ Dillards Trucking parking on Main Street and requesting “No Semi Parking” signs.

Patty Bristow – A Go Fund Me account and petition has been created to stop the solid waste facility application on Byron Hwy; Funds to go to Byron Library.

**AGENCY REPORTS:**

- a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of May.
- b. **California Highway Patrol:** Officer Thomas provided the activity report for the month of May.
- c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of May; Director Steve Smith provided an update on the East Contra Costa Fire Board policies and activities.
- d. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on Covid-19.

**CONSENT ITEMS:**

- a. **Approval of the Record of Actions for May 25, 2021:** Motion to approve as presented made by Larsen. Second made by Thuman. Motion carried: 3-0. AYES: Larsen, Schmit, and Thuman.

**PRESENTATIONS**

- a. None.

**ITEMS FOR DISCUSSION AND/OR ACTION:**

- a. **Agency Comment Request CDLP21-02007:** The applicant is submitting this application as part of the 10-year land use renewal requirement for an existing wireless facility located at 11751 Vasco Road in Byron. Motion to approve made by Thuman. Second made by Larsen. Motion carried: 3-0. AYES: Larsen, Schmit and Thuman.

**CORRESPONDANCE/ANNOUNCEMENTS**

- a. R-02/22/21 County Zoning Administrator Agenda for June 7, 2021
- b. R-06/04/21 County Planning Commission Agenda for June 9, 2021
- c. R-06/10/21 County Zoning Administrator Agenda for June 21, 2021
- d. R-06/11/21 Notice of Public Hearing as June 23, 2021
- e. R-06/17/21 County Planning Commission Agenda for June 23, 2021

**FUTURE AGENDA ITEMS**

County Illegal Dumping Task Force Update

**ADJOURNMENT**

There being no further business before the Byron Municipal Advisory Council, Chair Thuman adjourned the meeting at 6:46pm. The next regularly scheduled Byron Municipal Advisory Council meeting on July 27, 2021 at 6:00p.m. and location to be determined due to Covid-19.

CONTRA COSTA COUNTY  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION  
30 Muir Road  
Martinez, CA 94553-4601  
Phone: 925-655-2700  
Fax: 925-655-2758



**REVISED**

## AGENCY COMMENT REQUEST

Date 6-30-21

We request your comments regarding the attached application currently under review.

**DISTRIBUTION**  
**INTERNAL**  
☒ Building Inspection      Grading Inspection  
Advance Planning      Housing Programs  
Trans. Planning      Telecom Planner  
ALUC Staff      HCP/NCCP Staff  
APC PW Staff      County Geologist

**HEALTH SERVICES DEPARTMENT**

☒ Environmental Health      Hazardous Materials

**PUBLIC WORKS DEPARTMENT**

☒ Engineering Services (1 Full-size + 3 email Contacts)  
Traffic  
Flood Control (Full-size)      Special Districts

**LOCAL**

☒ Fire District East CoCo Fire

San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)

Consolidated – (email) [fire@cccfd.org](mailto:fire@cccfd.org)

East CCC – (email) [brodriguez@cccfd.org](mailto:brodriguez@cccfd.org)

Sanitary District \_\_\_\_\_

Water District \_\_\_\_\_

City of \_\_\_\_\_

☒ School District(s) Byron

LAFCO

Reclamation District # \_\_\_\_\_

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Byron MAC

Improvement/Community Association SCA

☒ CC Mosquito & Vector Control Dist (email)

**OTHERS/NON-LOCAL**

CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

**ADDITIONAL RECIPIENTS**

Please submit your comments to:

Project Planner Stan Muraoka

Phone # 925-655-2867

E-mail stanley.muraoka@dcd.cccounty.us

County File # CDLP21-02022

**August 2, 2021**

~~July 28, 2021~~

Prior to \_\_\_\_\_

\*\*\*\*\*

We have found the following special programs apply to this application:

Active Fault Zone (Alquist-Priolo)

☒ Flood Hazard Area, Panel # X, B. AE

60-dBA Noise Control

CA EPA Hazardous Waste Site

\*\*\*\*\*

**AGENCIES:** Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments:      None      Below      Attached

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_





**Planning Application**  
**Department of Conservation and Development**  
**Community Development Division**  
30 Muir Road  
Martinez, CA 94553  
(925) 674-7200  
[www.cccounty.us](http://www.cccounty.us)

**PROJECT DATA**

Total Parcel Size: \_\_\_\_\_  
Proposed Number of Units: \_\_\_\_\_  
Proposed Square Footage: \_\_\_\_\_  
Estimated Project Value: \_\_\_\_\_

**TYPE OF APPLICATION (Mark all that apply):**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU             | <input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY         | <input type="checkbox"/> REZONING       |
| <input type="checkbox"/> ADMINISTRATIVE REVIEW<br>(former Redevelopment Area) | <input checked="" type="checkbox"/> LAND USE PERMIT - <i>Amendment</i>    | <input type="checkbox"/> TREE PERMIT    |
| <input type="checkbox"/> CERTIFICATE OF COMPLIANCE                            | <input type="checkbox"/> LOT LINE ADJUSTMENT                              | <input type="checkbox"/> VARIANCE       |
| <input type="checkbox"/> COMPLIANCE REVIEW                                    | <input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> WIRELESS _____ |
| <input type="checkbox"/> DEVELOPMENT PLAN                                     | <input type="checkbox"/> PLANNING CONSIDERATION                           | OTHER _____                             |

**PROPERTY OWNER OR AGENT AUTHORIZATION**

NAME: His Kingdom Group LLC  
ADDRESS: 3501 BYER Rd.  
CITY, STATE: Byron CA ZIP: 94514  
PHONE #: 510-773-5461  
EMAIL: RicCamposfamilyvineyards.com

**APPLICANT (MAIN CONTACT INFORMATION)**

NAME: Ric Campos  
ADDRESS: 3501 BYER Rd  
CITY, STATE: Byron CA ZIP: 94514  
PHONE #: 510 773 5461  
EMAIL: RICCamposfamilyvineyards.com

☒ I am the property owner and hereby authorize the filing of this application.

☐ Check here if billings are to be sent to applicant rather than owner.

SIGNATURE: [Signature]

SIGNATURE: [Signature]

**Project Description and Location:**

would like to Amend our Existing Land use  
Permit Items 10-A, B, C, J, K, 2, 3 & 11

\*\*\*\*\*FOR OFFICE USE ONLY\*\*\*\*\*

**Project Description:**

Applicant requests a Land Use Permit to amend existing county file CDLP14-02019 to extend hours of operation including events midweek, extend overall person capacity, and extend parking area to neighboring leased lot

**Property Description:**

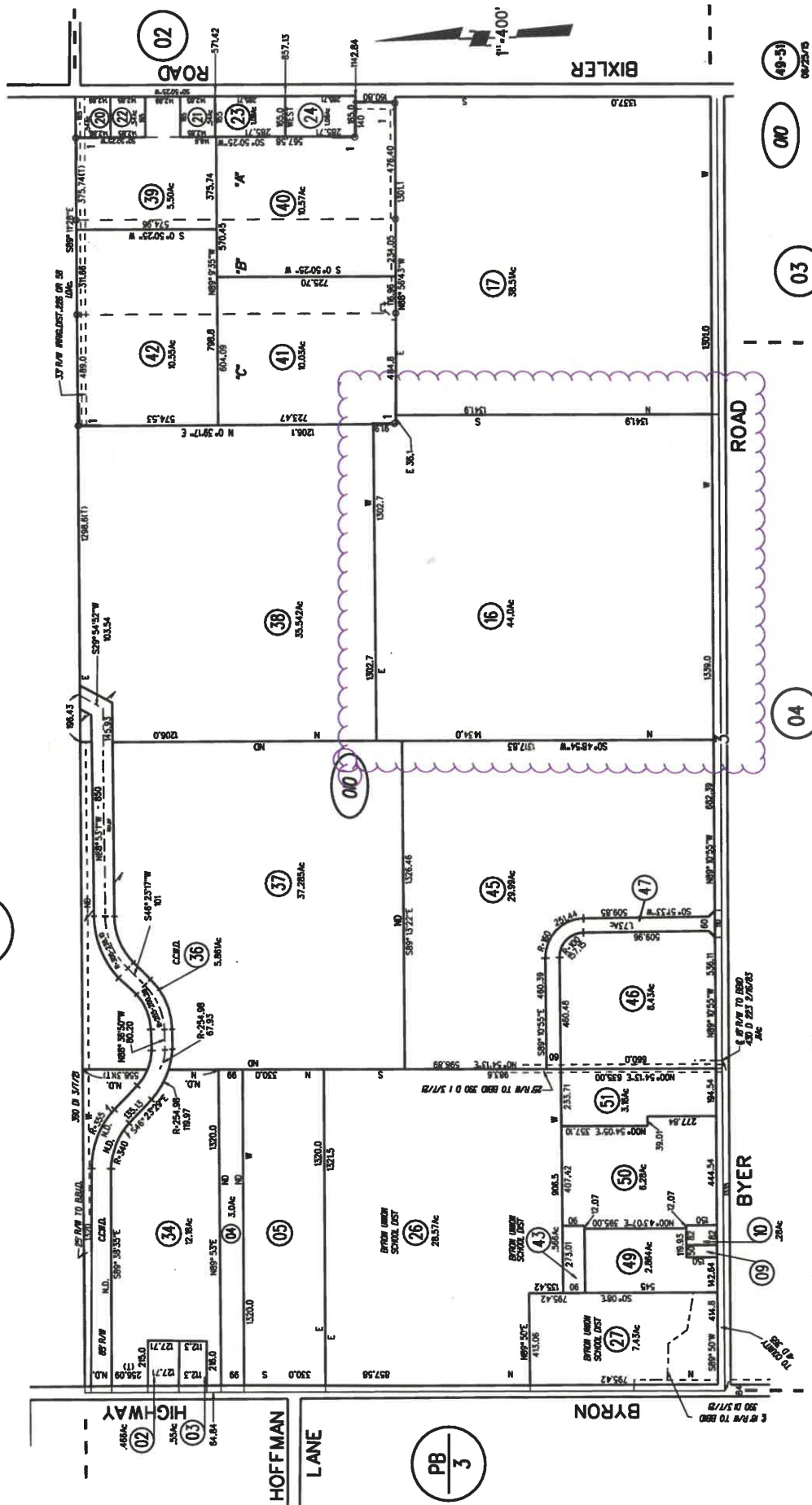
☐ Housing Inventory Site

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #:
Area: <b>BYRON</b>	*CDD Base Fee/Deposit	\$ 5,500	S-	002-010-016
Fire District: <b>EAST CO CO FIRE</b>	*Additional CDD Base Fee/Deposit	\$	S-	Site Address: 3501 Byer Rd
Sphere of Influence:	*PW Base Fee/Deposit	\$	S-	Zoning District: A-40
Flood Zone: <b>B, X, AE</b>	Late Filing Penalty (+50% of above if applicable)	\$ 2,750	S-066	General Plan: AC
x-ref Files:	Notification Fee	\$30.00	S-052	Census Tract: 3040.02
	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Substandard Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Environmental Health Dept.	\$57.00	5884	Supervisory District: 3
Concurrent Files:	<b>TOTAL</b>	\$8,412		Received By: Diana Lecca
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			Date Filed: 6/29/21
				File #: CDLP21-02022

**APPLICATION SUBMITTAL ON REVERSE**

N 1/2 SEC 3 T1S R3E MDB&M  
1-157PM46 2/28/1992

P.B.  
11



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES AND MAY BE USED FOR THE ACQUISITION OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT MAY OR BUILDING SITE ORDINANCES.





# Zoning Map



- Legend**
- Board of Supervisors' Districts**
- City Limits**
- Unincorporated**
- Zoning**
- R-6 (Single Family Residential)
  - R-6, -PH, -UE (Flood Hazard and A)
  - R-6, -SD-1 (Slope Density Hillside)
  - R-6, -TOV, -K (Tree Obstruction and K)
  - R-6, -UE (Urban Farm Animal Exc)
  - R-6, -X (Railroad Corridor Combier)
  - R-7 (Single Family Residential)
  - R-7, -X (Railroad Corridor Combin)
  - R-10 (Single Family Residential)
  - R-10, -UE (Urban Farm Animal Exc)
  - R-12 (Single Family Residential)
  - R-15 (Single Family Residential)
  - R-20 (Single Family Residential)
  - R-20, -UE (Urban Farm Animal Exc)
  - R-40 (Single Family Residential)
  - R-40, -PH, -UE (Flood Hazard and F)
  - R-40, -UE (Urban Farm Animal Exc)
  - R-65 (Single Family Residential)
  - R-100 (Single Family Residential)
  - D-1 (Two Family Residential)
  - D-1, -T (Transitional Combining Dist)
  - D-1, -UE (Urban Farm Animal Exc)
  - M-12 (Multiple Family Residential)
  - M-12, -FH (Flood Hazard Combining)
  - M-17 (Multiple Family Residential)
  - M-29 (Multiple Family Residential)
  - F-R (Forestry Recreational)
  - F-R, -FH (Flood Hazard Combining)
  - F-1 (Water Recreational)
  - F-1, -FH (Flood Hazard Combining 1)
  - A-2 (General Agriculture)
  - A-2, -BS (Boat Storage Combining)
  - A-2, -BS, -SG (Boat Storage and So)
  - A-2, -PH (Flood Hazard Combining 1)
  - A-2, -PH, -SG (Flood Hazard and So)

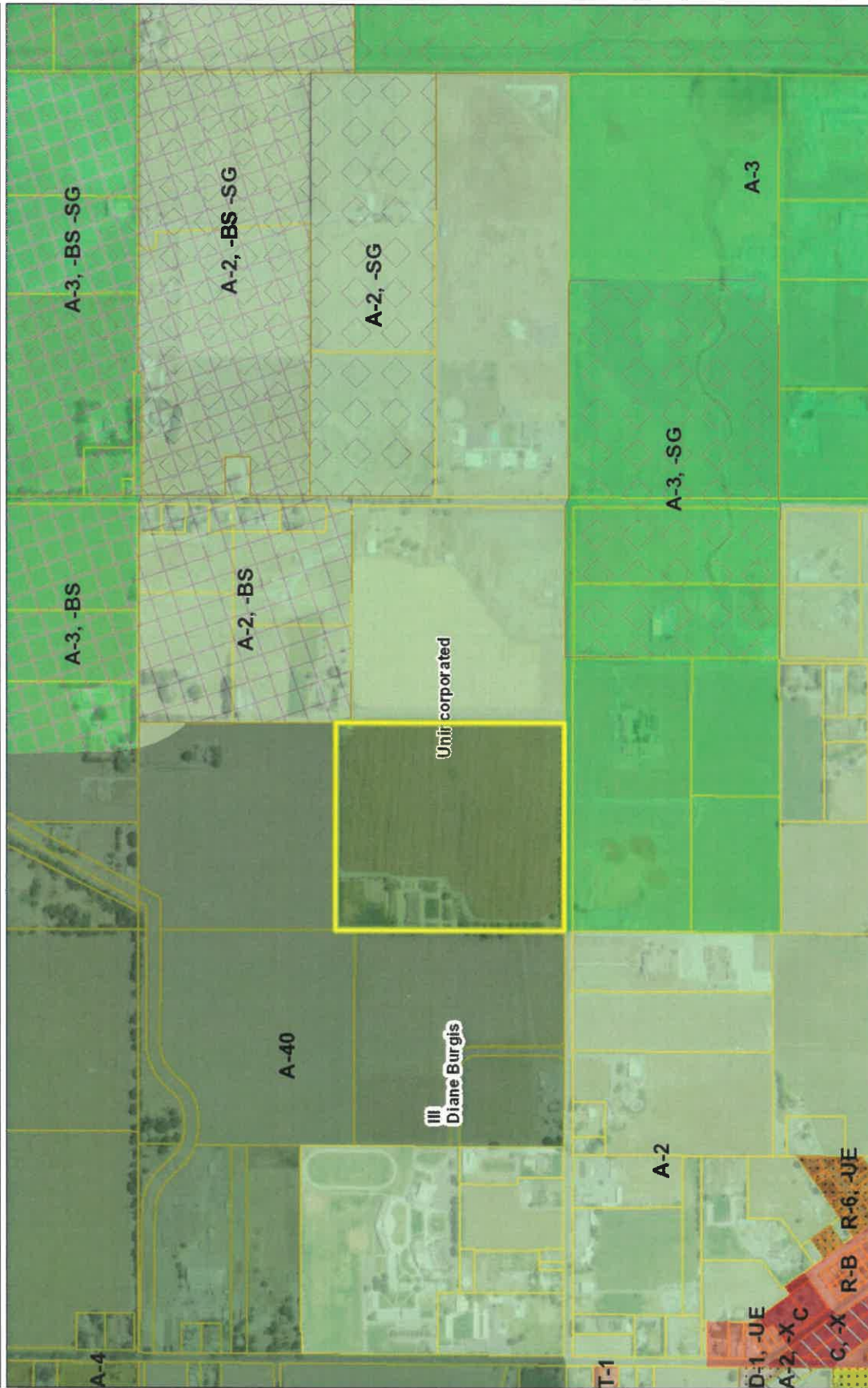
1:9,028

**Notes**

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

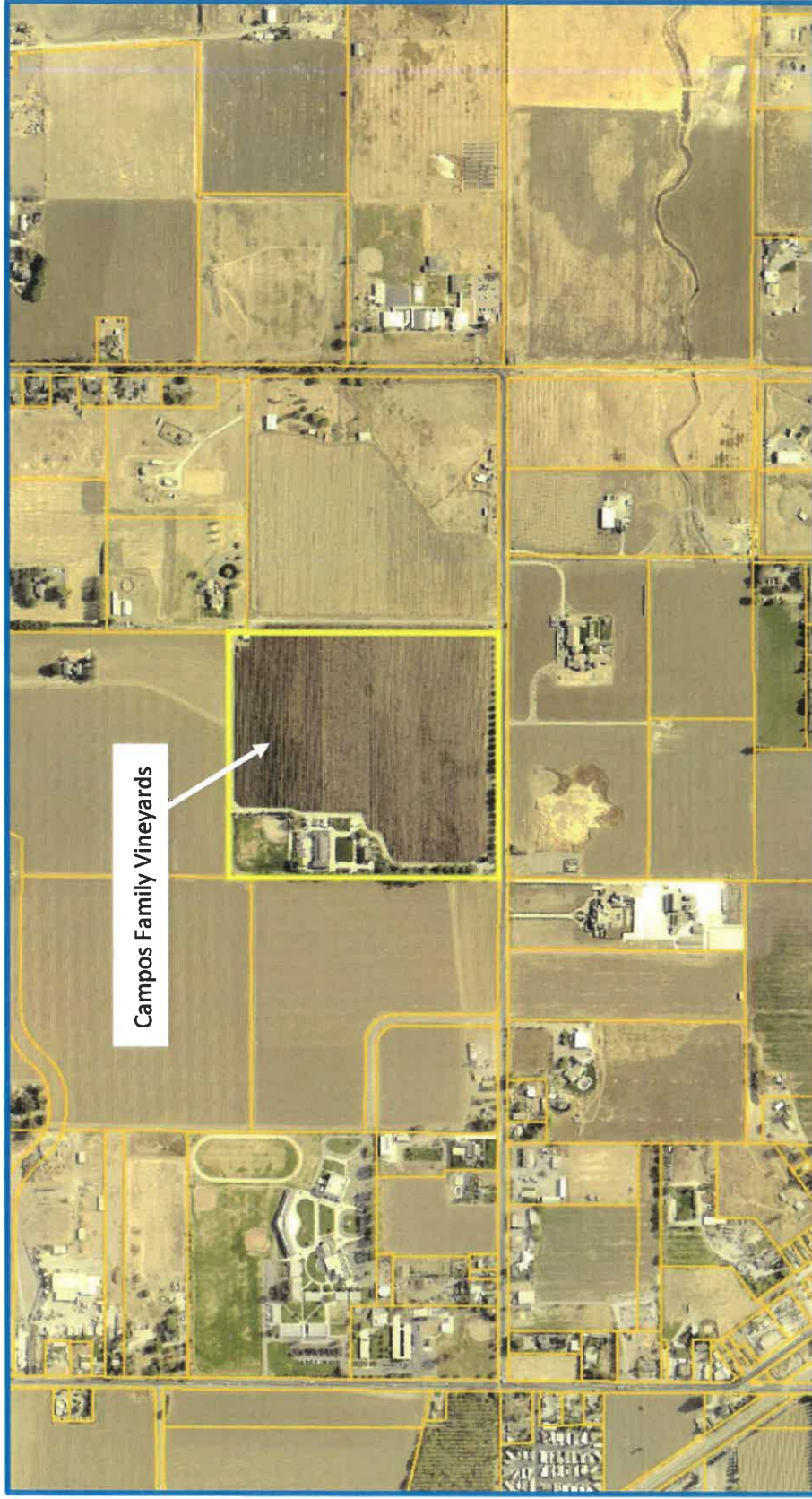
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Contra Costa County -DOT GIS



0.3 0.14 0.3 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



Campos Family Vineyards, 3501 Byer Road; APN 002-010-016

Aerial Photo – Project Site and Vicinity

Source: CCMAP, Accessed July 2, 2021



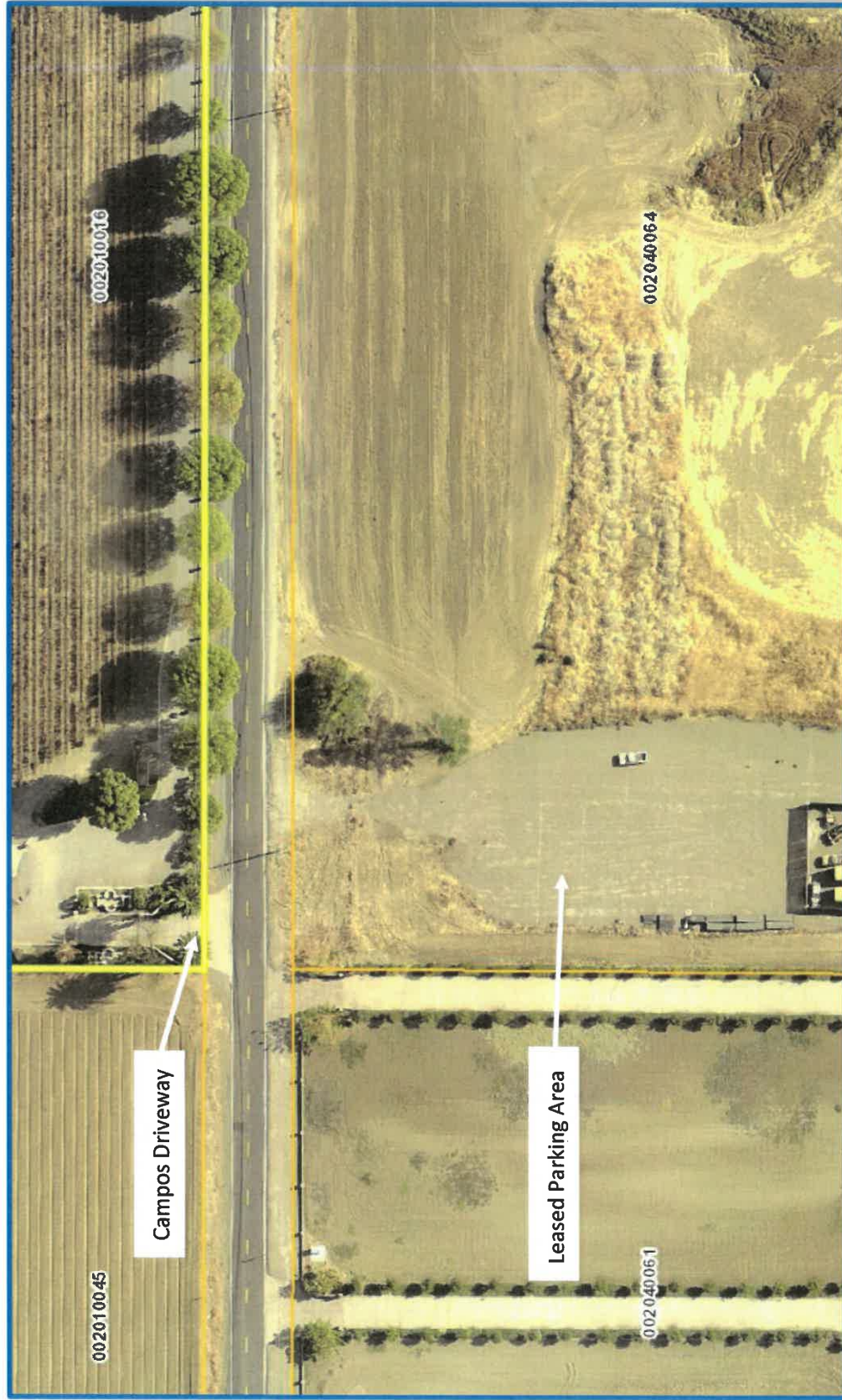


Campos Family Vineyards, 3501 Byer Road; APN 002-010-016  
Aerial Photo – Immediate Vicinity of Project Site  
Source: CCMAP, Accessed July 2, 2021



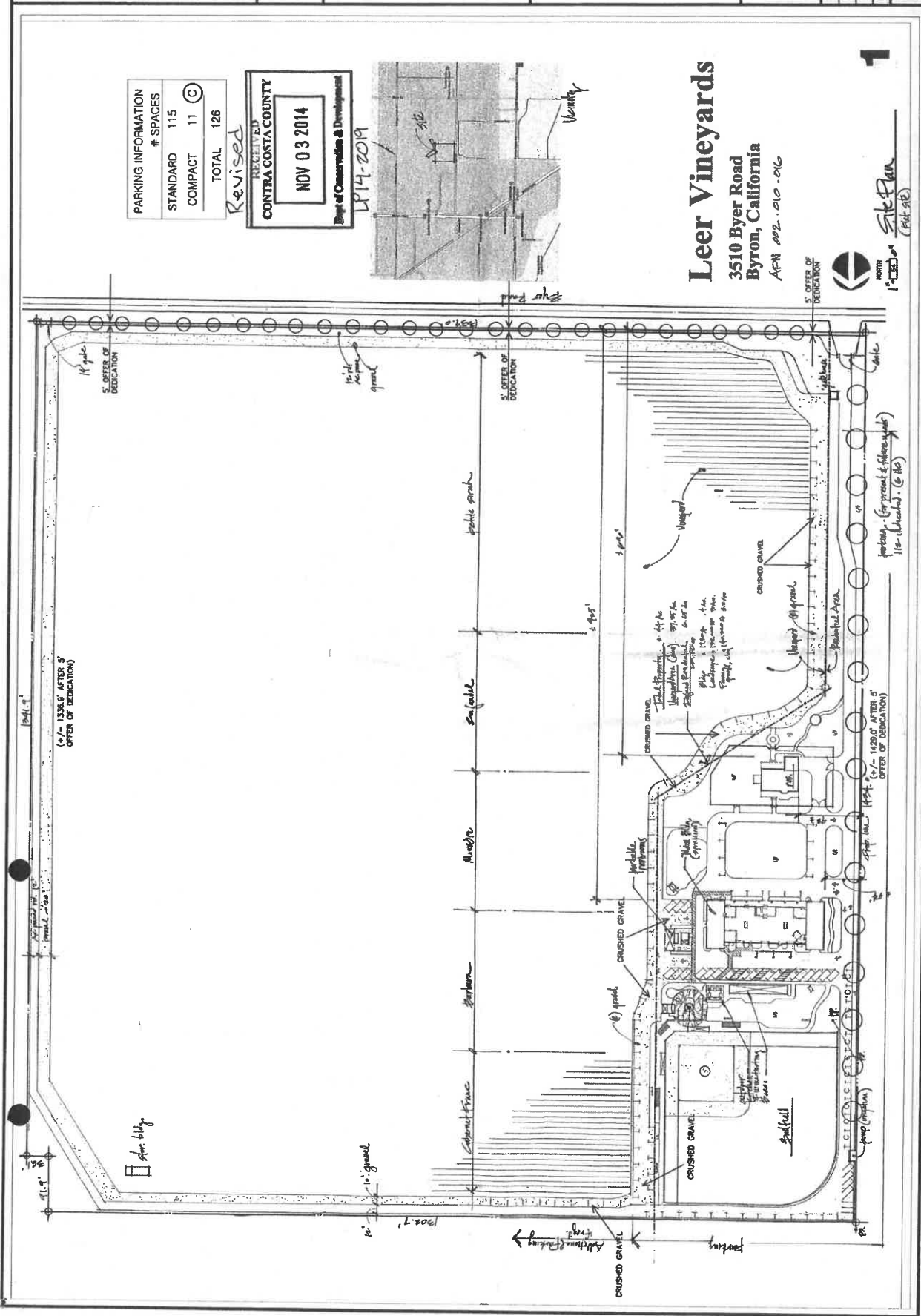
Campos Family Vineyards, 3501 Byer Road; APN 002-010-016  
Aerial Photo – Winery Area  
Source: CCMAP, Accessed July 2, 2021





Campos Family Vineyards, 3501 Byer Road; APN 002-010-016  
Aerial Photo – Leased Off-Site Parking Area  
Source: CCMAAP, Accessed July 2, 2021





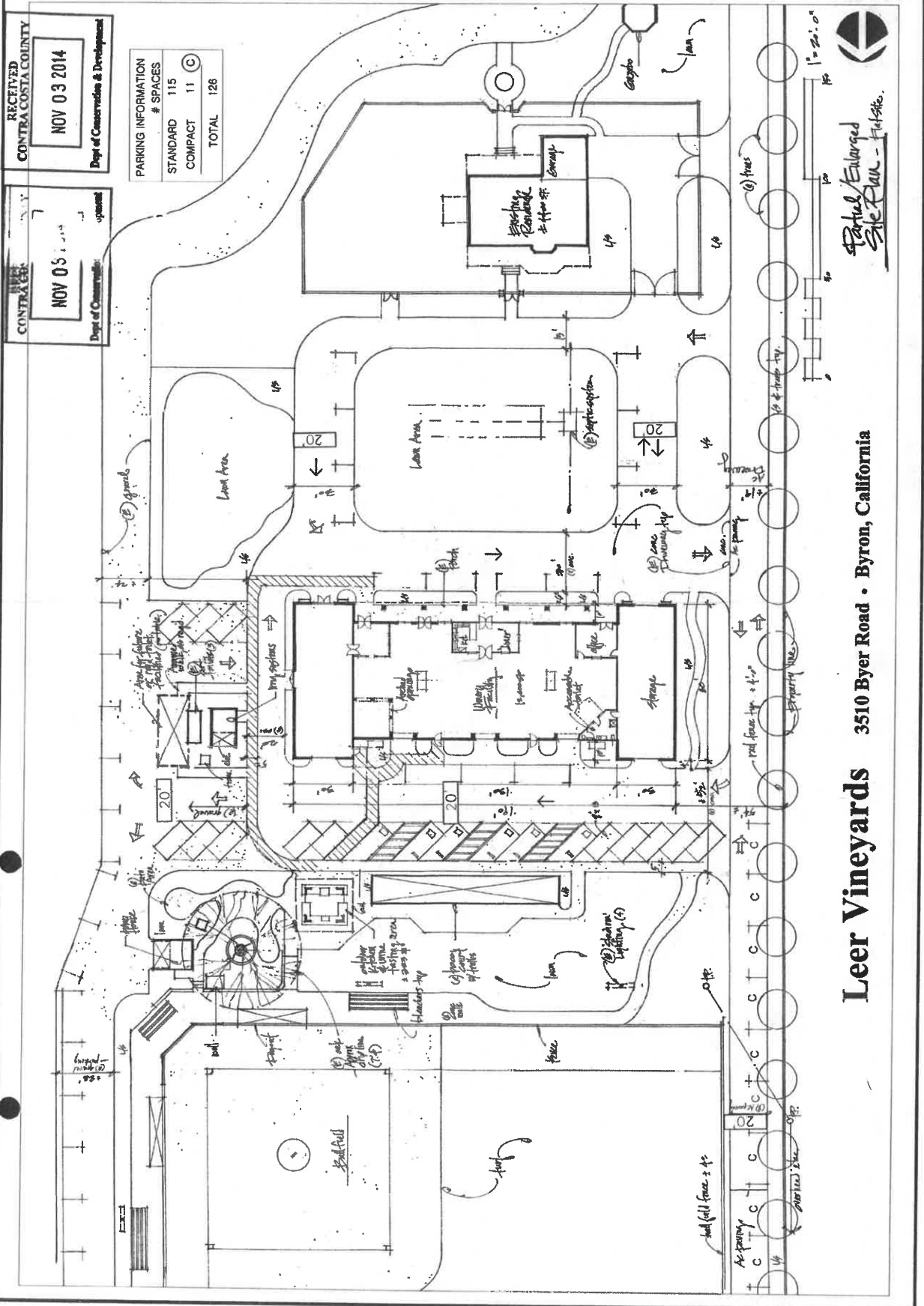
RECEIVED  
CONTRA COSTA COUNTY  
NOV 03 2014  
Dept of Conservation & Development

NOV 03 2014  
Dept of Conservation & Development

**PACWEST**  
CONSULTANTS INC.  
42 Lander Avenue  
Tulock, CA 95380  
Tel: 209-634-4925

**LEER VINEYARDS**  
3510 BYER ROAD  
BYRON, CA

**SP-2**  
Date: 10/17/14  
Scale: 1"=20'-0"  
Drawn by: GCU  
Job #: 14-0100



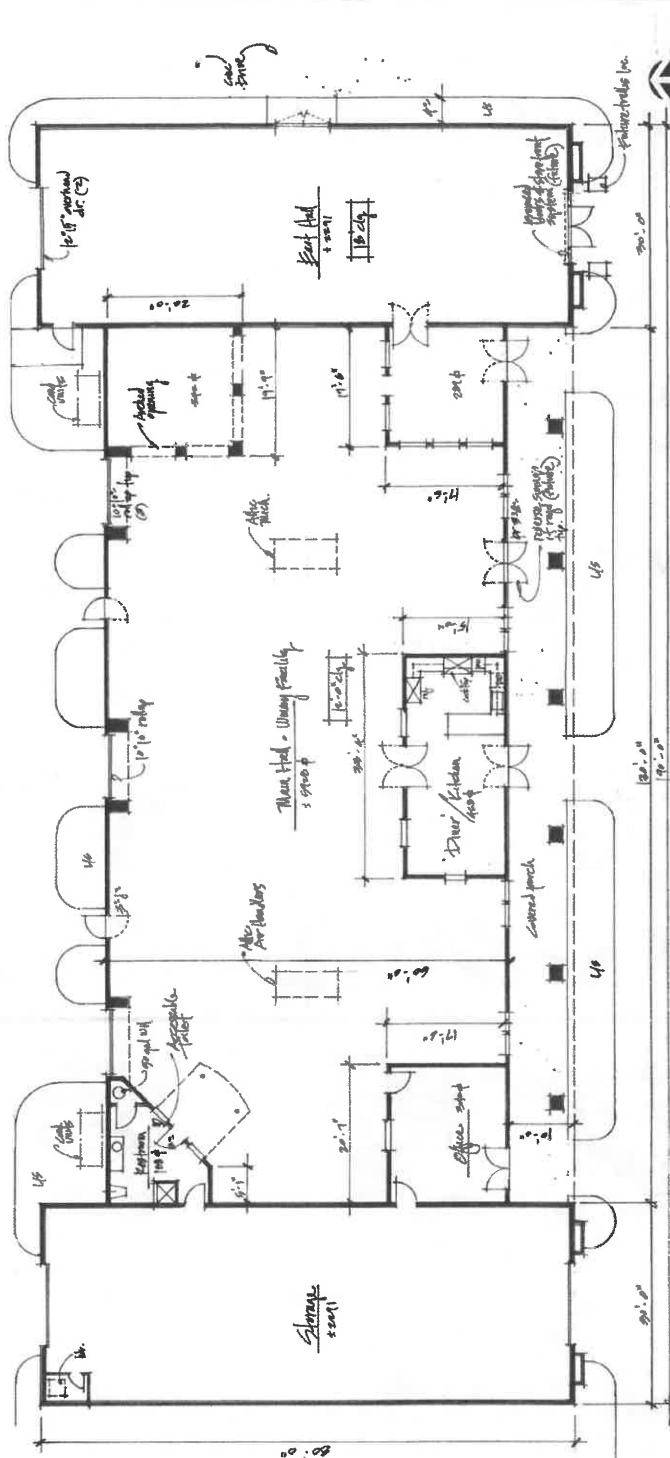
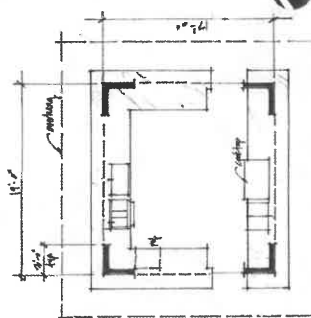
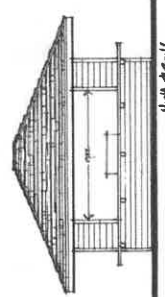
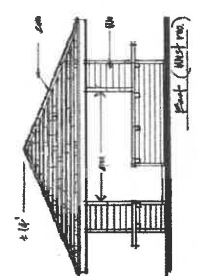
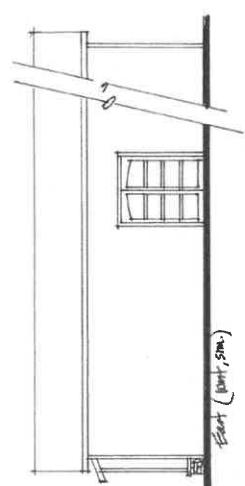
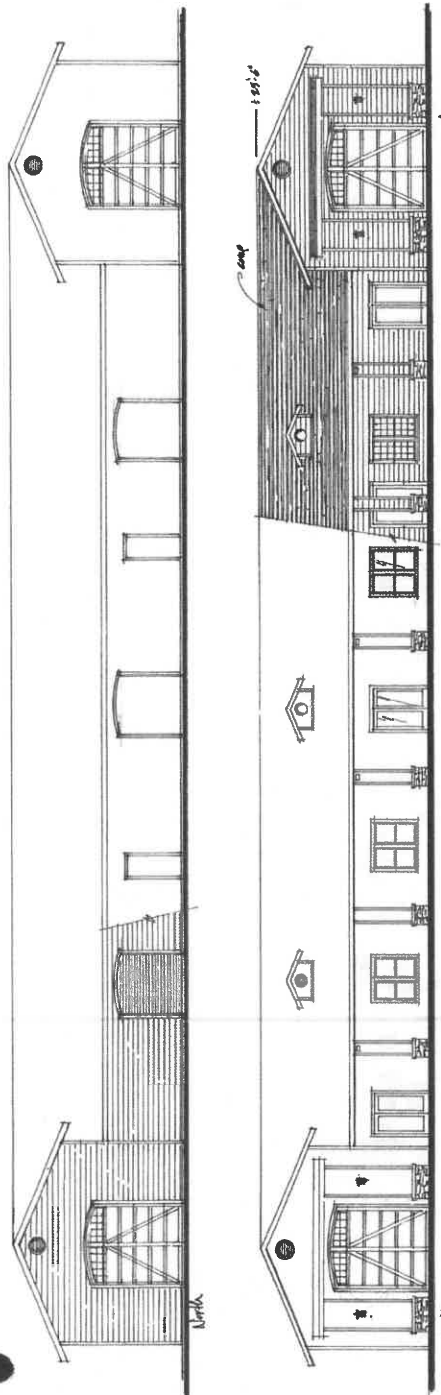
*Partial Enlarged Site Plan - Full site.*

**Leer Vineyards** 3510 Byer Road • Byron, California

**PARKING INFORMATION**

# SPACES	115
STANDARD	11
COMPACT	11
TOTAL	126

Real Estate, Design & Development  
LEER CORPORATION  
153 Avilar Hill Lane  
Condon, Texas, 78013  
Office (830) 995-2084 Fax (830) 995-2086  
E-Mail: wleer@leercorp.com



16'-0" 1'-0"  
 Floor Plan  
 11/11/11

Leer Vineyards 3510 Byer Road • Byron, California

16'-0" 1'-0"  
 Floor Plan  
 11/11/11



**CONTRA COSTA COUNTY**  
**Department of Conservation and Development**  
**30 Muir Road**  
**Martinez, CA 94553**  
**Telephone: (925) 655-2705**  
**Fax: (925) 655-2758**

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**TO:** Reviewers  
**FROM:** Stan Muraoka, AICP  
**DATE:** July 6, 2021  
**SUBJECT:** CDLP21- 02022 – Campos Family Vineyards, 3501 Byer Road, Byron

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Land Use Permit application CDLP21-02022 is a request to amend certain Conditions of Approval of approved Land Use Permit CDLP14-02019 for the Campos Family Vineyards as described in this Agency Comment Request. The winery is subject to the April 9, 2004 Board of Supervisors *Development Guidelines, Land Use Permit for Winery or Olive Oil Mill*, including Guideline E.3 for special events. The winery is currently operating under approved permit CDLP14-02019 and, except for the requested changes, the CDLP14- 2019 Conditions of Approval would continue to apply to the operation of this facility.

If you have any questions regarding the application, call me at 925-655-2876 or email me at [stanley.muraoka@dcd.cccounty.us](mailto:stanley.muraoka@dcd.cccounty.us).

CC: File CDLP21-02022

6. Shipping, receiving, and distribution of olive oil produced on site (warehousing/distribution activities are to be limited in size and scope)
7. Equipment storage and repair subordinate to primary olive oil mill operation
8. Composting and removal of olive pomace and wastewater treatment

**E. Accessory Uses and Structures for a Winery or an Olive Oil Mill**

The following accessory use and structures may be permitted under a land use permit for a winery or an olive oil mill:

1. Tasting Area: Allow for wine (or olive oil) tasting subject to the land use permit setting the size, location, hours of operation of the tasting area, and subject to securing other permits or licenses, as may be required by state or federal law, or by other agencies.
2. Retail Sales Area: Allow for the sale of wine or olive oil bottled or processed on the premises and accessory sales related to wine and wine promotion (or olive oil) subject to the land use permit setting the size, hours of operation, and location of the retail sales area, and subject to securing other permits or licenses, as may be required by state or federal law, or by other agencies.
3. Special Events: Allow for use of winery (or olive oil mill) facilities for a limited number of special events, such as weddings, fundraisers, anniversaries, winemaker dinners, or similar events, subject to the limitations on the number of days and hours as defined in the land use permit. The applicant for a land use permit shall identify the number of special events that would occur during a typical year, the days for special events (weekday or weekend), the duration and hours for special events, and the maximum size of special events (number of persons expected to attend), when requesting permission to conduct special events at the winery (olive oil mill) as part of the land use permit. The determination on granting special events in conjunction with the land use permit shall be based in part on public safety considerations, including access and parking, compatibility with nearby agricultural operations, and community disruption, such as noise or traffic congestion. The intention is to allow a limited number and size of special events, which are not injurious to public safety, not incompatible with nearby agricultural operations, and not disruptive to the community in winery locations that are appropriate for holding special events.

**F. Minimum Parcel Size and Facility/Site Placement**

1. Consistent with the provisions of the A-2: General Agricultural District, at Code Section 84-38.608, no winery or olive oil mill may be permitted in an agricultural zoning district on a lot of less than five (5) acres.
2. Consistent with the objectives of Measure C-1990: The Contra Costa 65/35 Land Preservation Plan Ordinance and the policies for the Agricultural Core, as referenced in the General Plan, to preserve and protect prime farmland (Class I & II soils), the placement of a winery or olive oil mill on a parcel in the Agricultural Core should be



**Land Use Permit Amendments Requested Page 1**

- Item 10 page 7- We are allowed 20 exterior winery events and 20 exterior non-winery events and 6 exterior concerts. 46 in total **We would like to amend some of the restrictions below;**
- Item 10A page 8 – Special Events shall only be held on Fridays, Saturdays, Sundays, state or federal holidays. **Amendment- We are requesting that we can have special events midweek which would end at 9:PM. A lot of these are community events, fundraisers and celebrations of life.**
- Item 10B page 8 – The maximum people at any single event would not to exceed 300 people. **Amendment- We are requesting a 500 person limit just for our 6 concerts. All parking would be contained on our property or leased land.**
- Item 10G page 8- All parking required shall be accommodated within the boundaries of the property. **Amendment- Include leased land from neighbor if needed.**

**Page 2**

- Item 10J page 9- Non-Winery and Special Events and Outdoor concerts shall be limited to 10:00 Am to 8:00 Pm on Sundays and only on Friday and Saturdays amplified music may be extended to 10:00 Pm. **Amendment- We are requesting mid week events that would be allowed to go until 9:PM with amplified sound.**
- Item J.1 and K 1,2 & 3 page 9- Additional Conditions for Non-Winery Events and Winery events: We are allowed 20 Non-Winery events with Amplified Sound and 6 summer outdoor concerts between 10:AM and 8:PM on Sundays and Federal Holidays and on Fridays and Saturdays the amplified sound may be extended until 10:PM. Item K states we can have 20 Winery events from 10:AM to 10:PM Saturdays and Sundays and Federal Holidays with NO exterior amplified sound. **Amendment-We would like for the item to state that we can have 20 events total with exterior amplified sound and 6 concerts whether it is a Winery event or a Non-Winery event. We are not**

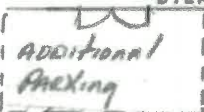
**Page 3**

asking for anymore amplified sound events just the option of what event needs amplified sound. An event is an event. Please note that Contra Costa County does not have a sound ordinance. ( Our permit allows 20 winery events, 20 Non Winery Events and 6 concerts)

**RECEIVED**

### By Contra Costa County

Department of Conservation and Development



BYER ROAD

**CAMPOS  
CABANA**  
WINE, INC.  
800-225-0261

**REFERENCES**

NAME \_\_\_\_\_  
 GRADE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 TIME \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 TOTAL \_\_\_\_\_  
 SUBTOTAL \_\_\_\_\_  
 GRAND TOTAL \_\_\_\_\_

AS2



ZA - January 21, 2015  
County File #LP14-2019  
Findings & COAs - Page 7 of 17

1512-0089). Additionally, wine tasting and retail sales may require certain permits or licenses from the State of California, and the applicant shall provide evidence that such a permit or license has been approved or is under review. (i. e. California Department of Alcohol and Beverage Control)

**Approval for Sale of Alcohol**

6. \_\_\_\_ This approval is to allow the sale of wine only. Any additional alcoholic beverages may be sold/consumed at the premises by catering companies as long as catering companies are licensed to sell alcoholic beverages in accordance to the requirements of the State Department of Alcoholic Beverage Control.

A. The approval of application (County File #LP14-2019) does not grant the approval to produce wine on-site. A separate facility in the City of Stockton is utilized for production.

7. \_\_\_\_ Within 30 days of establishment of this land use permit, the applicant shall provide evidence of compliance with the County's Deemed approved ordinance by submitting the following:

A. Receipt of \$400 paid in full from the County Tax Collector for the annual fee, if not exempt per the Deemed Approved ordinance requirements, and

B. Posting the performance standards as required by the ordinance.

8. \_\_\_\_ Violations of the Deemed Approved ordinance performance standards and terms or any violation of the approved conditions of approval of this land use permit, may result in revocation of the permit.

9. \_\_\_\_ This land use permit does not include take-out food services. If the applicant desires to include take-out food services, the applicant shall apply for a land use permit amendment subject to a public hearing and subject to review and approval of the Zoning Administrator.

**Special Events**

10. \_\_\_\_ Accessory uses are limited to 20 winery-related special events, new wine releases, winemakers' dinners or meetings, wine club meetings or



tastings and similar events, 20 non-winery related events, such as weddings, receptions, dinners, meetings, small non-profit fundraisers and similar events, and six summer outdoor concerts, and are subject to the following restrictions:

- \* A. Special events shall only be held on Fridays, Saturdays, Sundays, or State and Federal holidays. *Amend for mid week we did a mid week at St. Patrick's (Thought it was a Holiday)*
- \* B. The number of people at any single event shall not exceed 300 persons. If for any reason the anticipated number of attendees is expected to exceed 300 persons, a land use permit modification to this permit will be required prior to holding the proposed event. *Concerts Amend for Special Events to 500*
- ✓ C. Events that include food service shall be subject to prior approval by the Contra Costa Environmental Health Division.
- ✓ D. Prior to the event, the applicant shall obtain all other necessary permits (i.e., police, fire district permits, etc.) for the event.
- ✓ E. Exterior lights shall be deflected so that lights shine onto the designated event area and not toward adjacent properties.
- ✓ F. The owner shall make every effort to contain all aspects of special events on the property including parking. The Zoning Administrator, upon receipt of complaints of nuisance resulting from special events, may require that the owner provide security officers/patrol persons to be on duty during special events.
- \* G. Employees, volunteers, and patrons are prohibited from parking along the Byer Road right-of-way. All parking required for the event shall be accommodated for within the boundaries of the subject property. *\* ALSO LEASED LAND FROM NEIGHBOR*
- ✓ H. Setup and/or takedown for the event may take place on any day during the approved permit period. Setup/takedown shall be limited to the hours of 10:00 A.M. and Midnight.
- ✓ I. The applicant shall maintain a log of all special events held on the property and maintain information regarding the type of event, number of people in attendance, and the hours of the event. The

log shall be made available to the County upon request.

J. Additional condition for non-winery special events and outdoor summer concerts:


1. Amplified sound shall be limited to the hours between 10:00 AM and 8:00 PM on Sunday and any State or Federal holiday. On Friday or Saturday only, the time for amplified music may be extended to 10:00 PM.

K. Additional conditions for winery-related special events:

1. Winery-related special events shall be limited to the hours between 10:00 AM and 10:00 PM on Friday, Saturday, Sunday, and any State or Federal holidays.
- \* 2. Exterior amplified sound shall be prohibited. *Ask for Med week*
- \* 3. Events where music is the principal activity, such as concerts, dances or similar music presentations, are expressly prohibited. *WINE & MUSIC*

If confirmed violations of these conditions occur, the continuance of special events is subject to revocation after notice pursuant to Zoning Ordinance Section 82-2.2026. No two special events shall occur at the same time.

**Amplified Sound**

11.  Special events allowed to include amplified sound shall not generate or emit any noise or sound that exceeds any of the levels in the table below, when measured at the exterior of any dwelling located on a nearby residential property. The noise generated or emitted shall not exceed the levels specified in the table for the duration of time specified in the table. Exterior noise levels shall be measured with a sound level meter and shall satisfy the applicable "allowable exterior noise levels" specified in the table only for the duration of time allowed for the event. For example, if the permit provides that an event shall end by 7:00 P.M., the "allowable exterior noise levels" allowed between



9:00 A.M. and 8:00 P.M. shall be incorporated into the conditions, but the event must end by 7:00 P.M.

**Allowable Exterior Noise Levels**

Cumulative Duration of Noise	9 a.m. - 8 p.m.	8 p.m. - 10 p.m.
30 minutes per hour	60 dBA	55 dBA
15 minutes per hour	65 dBA	60 dBA
5 minutes per hour	70 dBA	65 dBA
1 minute per hour	75 dBA	70 dBA
Level not to be exceeded at any time	80 dBA	75 dBA

12. \_\_\_\_ Delivery trucks or other equipment are prohibited from obstructing through traffic along any public or private roadway while loading or unloading equipment.

**Lighting**

13. \_\_\_\_ Exterior lighting fixtures shall be designed to minimize glare and the direct view of light sources. No lighting shall blink, flash or be of unusually high intensity or brightness.
14. \_\_\_\_ Consideration shall be given for exterior lighting to be attached to the main building and/or integrated as part of the landscaping rather than free standing and/or tall lighting fixtures/poles.

**Signs**

15. \_\_\_\_ The final design, color and location of the sign shall be subject to CDD review and approval after the location of the sign is reviewed and approved by the Public Works Department confirming compliance with sight distance requirements. No internally illuminated signs shall be allowed. Additionally, two directional signs may be allowed off-site with consent of the property owner, and with the approval of CDD. The directional signs shall limit their copy to the name of the winery, direction and distance and shall not exceed 6 square feet in area each.

Winery Special Events	
4/23/2021	Wine Down Friday
5/8/2021	Rose 5k Run
6/4/2021	Wine Down Friday
6/11/2021	Wine Down Friday
6/18/2021	Wine Down Friday
6/25/2021	Wine Down Friday
7/2/2021	Wine Down Friday
7/9/2021	Wine Down Friday
7/16/2021	Wine Down Friday
7/23/2021	Wine Down Friday
7/30/2021	Wine Down Friday
8/6/2021	Wine Down Friday
8/13/2021	Wine Down Friday
8/20/2021	Wine Down Friday
8/27/2021	Wine Down Friday
9/3/2021	Wine Down Friday
9/10/2021	Wine Down Friday
9/17/2021	Wine Down Friday
9/24/2021	Wine Down Friday

Concerts	
6/19/2021	Concert - Motown
7/17/2021	Concert - 80s night
8/7/2021	Concert - Uptown Funk
9/11/2021	Country Fest to Beat ALS
9/18/2021	Concert - Heart of Rock & Roll
10/16/2021	Concert - Forejour

Religious	
7/24/2021	Worship Night
8/21/2021	Worship Night
9/25/2021	Worship Night

Private Events	
4/17/2021	Sip & Shop
4/24/2021	Wedding
5/29/2021	Wedding
6/26/2021	Wedding
7/10/2021	Wedding
7/30/2021	Sip & Shop
10/2/2021	Porsche Event
10/9/2021	High School Reunion
11/6/2021	Wedding

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

WEDNESDAY, JULY 7, 2021

30 MUIR ROAD  
MARTINEZ, CA 94553

RECEIVED

JUN 8 0 2021

BY: \_\_\_\_\_

\*\*\*1:30 P.M.\*\*\*

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT Please click the link below to join the webinar:

<https://cccounv-us.zoom.us/j/84718270175>

Meeting ID: 84718270175

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 674-7792.

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

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NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING

- 2a. MELBA D MYGRANT TRE (Owner)- This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00485. This case is for violations of Lazy M Marina operating in non-compliance of the land use permit LP97-2091. Associated violations include the operation of a recreational vehicle (RV)/travel trailer storage not in compliance with the land use permit and shipping containers used as storage buildings. Also, several buildings were constructed without building permits, to include the installation of a manufactured home used as a residence, two public restroom buildings, a snack bar building/trailer, a garage and two covered boat storage buildings. The subject property is located at 5050 Clifton Court in the Discovery Bay area. (Zoning: (A-3) (APN: 001-031-022) (Continued from 06.21.2021 TM) CF Staff Report



3. LAND USE PERMIT: PUBLIC HEARING

- 3a. JOHN LIMA (Applicant and Owner), County File #CDLP15-02048: A request for approval of a land use permit for the construction of a second residence with a tree permit to work within the dripline of six code-protected trees, including four oak trees ranging from 42-60 inches in diameter, a 42-inch diameter California buckeye tree, and a willow tree, for construction of the new second residence, road improvements, and the construction of a new 60-foot-long culvert to replace an existing 25-foot-long culvert. The project also includes exceptions to the Title 9 collect and convey requirements to allow stormwater discharge into a natural depression or swale, where runoff from the hillside naturally collects within the existing swale and is conveyed to an existing creek; and an exception to allow gravel paving for the widening of Old School Road where paved roads are required. The subject property is located at 6300 Old School Road in the San Ramon area. (Zoning: Exclusive Agricultural (A-80)) (APN: 204-050-028) MM Staff Report
- 3b. CROWN CASTLE (Applicant) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #CDLP21-2007: The applicant requests approval for a renewal of Land Use Permit #CDLP11-02020, to authorize the continued operation of an existing Sprint/Nextel wireless communications facility on the subject property. No modifications to the existing facility are proposed with this application. The subject property is located on Vasco Road approximately 2 miles south of Camino Diablo, in the Byron Area. (Zoning: A-3 Heavy Agricultural) (APN 001-011-047)) AV Staff Report

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. O'BRIEN HEAVY HAULING (Applicant) - PREMIER DEVELOPMENT, LLC (Owner), County File #CDDP18-03016: The applicant requests approval of a Development Plan to authorize the establishment of a trucking yard for the storage of specialized heavy-hauling trailers on the subject property. The project involves the installation of compacted gravel throughout the proposed trailer parking area, and access improvements along Brookside Drive and Pittsburg Avenue frontages. No buildings are proposed with this application. The application includes deviation requests to forego landscaping requirements, and to forego the paving of the trailer parking area as required by the Chapter 82-16 of the County Ordinance Code. The subject property is located at 150 Brookside Drive in the North Richmond Area. (Zoning: P-1 North Richmond Planned Unit District) (APN 408-203-016) AV Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 19, 2021.

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# NOTICE OF A PUBLIC HEARING

RECEIVED

JUN 23 2021

BY: \_\_\_\_\_

On WEDNESDAY, JULY 7, 2021, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider an application for a LAND USE PERMIT as described below.

CROWN CASTLE (Applicant) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #CDLP21-2007: The applicant requests approval for a renewal of Land Use Permit #CDLP11-02020, to authorize the continued operation of an existing Sprint/Nextel wireless communications facility on the subject property. No modifications to the existing facility are proposed with this application. The subject property is located on Vasco Road approximately 2 miles south of Camino Diablo, in the Byron Area. (Zoning: A-3 Heavy Agricultural) (APN 001-011-047))

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the Zoning Administrator meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at: [https://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](https://contra-costa.granicus.com/ViewPublisher.php?view_id=13)

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us). The meeting agenda posted prior to the July 7, 2021, Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>

For further details, contact the Contra Costa County Department of Conservation and Development, Adrian Veliz at 925-655-2879 or [Adrian.Veliz@dcd.cccounty.us](mailto:Adrian.Veliz@dcd.cccounty.us)

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director  
Department of Conservation and Development

RECEIVED

JUN 8 0 2021

BY: \_\_\_\_\_

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, WEDNESDAY, JULY 14, 2021  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

*To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.*

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT

<https://cccouny-us.zoom.us/j/84805884732>

Meeting ID: 848 0588 4732

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

*When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.*

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*The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.*

\*\*\*\* 6:30 P.M.\*\*\*\*

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS:
- 2a. LIN YATES (Applicant) -MIRAMONTE COMPANY (Owner) – JEANNE ANDRE (Appellant), County File #CDTP21-00012: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to remove a code protected 30" Valley Oak Tree. The code protected tree is located on the common area of Subdivision 4127 Northgate Parcel C, between parcels 70 and 71 at the address of 3148 Lippizaner Lane, in the unincorporated Walnut Creek area of Contra Costa County. (Zoning: Planned Unit (P-1)) (APN: 138-091-064) EL Staff Report
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:

5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JULY 28, 2021.



# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JULY 19, 2021

30 MUIR ROAD  
MARTINEZ, CA 94553

RECEIVED

JUL 15 2021

BY: \_\_\_\_\_

\*\*\*1:30 P.M.\*\*\*

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccounv-us.zoom.us/j/82663329027>

Meeting ID: 826 6332 9027

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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1. PUBLIC COMMENTS:
2. LAND USE PERMIT: PUBLIC HEARING
- 2a. MISION PENTECOSTES CASA DE ALFARERO INTERO (Applicant & Owner), County File #CDLP19-02001: An application for approval of a Land Use Permit for the construction of a new 23,000-square-foot church for the Mision Pentecostes congregation to replace the existing facility at 2224 Willow Pass Road, with a tree permit to remove one code protected palm tree. The existing 1,232-square-foot residence will remain and will be used as housing for the church pastor. The subject properties are located at 2239 Willow Pass Road and 29 Bella Vista Road in the Bay Point area. (Zoning: Bay Point Planned Unit (P-1) District) (APNs: 095-081-020 & 095-081-023) GF Staff Report

- 2b. GLOBAL SIGNAL ACQUISITIONS II, LLC ("CROWN CASTLE"), C/O NICOLE COMACH (Applicant) - ROBERT D. AND VELINA M. HERRENKOHL (Owner), County File #CDLP21-02009: A request for approval of a land use permit to allow the renewal of expired Land Use Permit #CDLP11-02009, for the continued operation of an existing wireless telecommunications facility. Sprint is presently leasing space on the existing tower and no modifications to the existing facility are proposed at this time. The subject property is located at 816 Port Chicago Highway, Bay Point area of unincorporated Contra Costa County. (Zoning: P-1, Planned Unit Development) (Assessor's Parcel Number: 098-020-001) DL Staff Report
3. DEVELOPMENT PLAN: PUBLIC HEARING
- 3a. ANDREW DABILL (Applicant) - CHRISTOPHER KRETZ (Owner), County File #CDDP21-03011: An application for a Development Plan to allow the construction of a 696-square-foot outdoor accessory shade structure that will cover an existing permitted plant nursery outdoor display for an Ace Hardware business. The shade structure will be located on existing hardscape and will not expand the current use. The subject property is located at 3207 Danville Boulevard in the Alamo area. [Zoning: Retail-Business (R-B), Cannabis Exclusion Combining District (-CE), Sign Control Combining District (-S-2) APN: 198-010-016] EL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 2, 2021.

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**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, JULY 28, 2021**  
**30 MUIR ROAD**  
**MARTINEZ, CALIFORNIA 94553**

**RECEIVED**

**JUL 20 2021**

**BY: \_\_\_\_\_**

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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<https://cccouny-us.zoom.us/j/83565590720>

**Meeting ID: 835 6559 0720**

**ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.**

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\*\*\*\* 6:30 P.M. \*\*\*\*

1. PUBLIC COMMENTS:

2. PUBLIC HEARING:

2a. STONEHURTZ PROPERTIES (Applicant & Owner), County Files #CDRZ15-03230 and #CDDP20-03022. The applicant requests approval to rezone portions of three parcels from a General Agricultural (A-2) zoning district to a site-specific Planned Unit (P-1) district in order to correct inconsistencies with the existing Single-Family Residential, Very Low Density (SV) General Plan land use designation of the property, and to also eliminate occurrences of parcels with split (dual) zoning. The project also includes a request for approval to modify a Final Development Plan (County File #CDDP07-03062) in order to allow a lot line adjustment (County File #CDLL15-00027) between four contiguous parcels and to establish development guidelines for the entirety of the project site. No physical development is proposed as part of the project. The project is located at 1900 Las Trampas Road in the Alamo area. (Zoning: P-1 and A-2) (Assessor's Parcel Number: APN: 198-220-051, -052, -053, -055) ST Staff Report

3. STAFF REPORT:



4. COMMISSIONERS' COMMENTS:
5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 11, 2021.